CITY OF ST. JOHN'S
PROVINCE OF NEWFOUNDLAND

ACCOUNTS

OF THE

ST. JOHN'S

MUNICIPAL COUNCIL

FOR THE

Year Ended 31 December, 1984

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City of St. John's

His Worship the Mayor and Members of City Council
City Hall

Your Worship and Councillors:

I submit herewith the Financial Report and Annual Accounts for the City of St. John's and the St. John's Transportation Commission for the fiscal year ended 31 December 84.

Respectfully submitted,

Frank P. Power,
City Manager.

FPP/ag

12 July 1985

FINANCIAL REPORT

Mr. F.P. Power
City Manager

Dear Sir:

The annual financial report of the City of St. John's for the fiscal year ended 31 December 1984 is submitted herewith. The accounts are prepared on an accrual basis consistent with that of preceding years.

The statements and schedules submitted are as follows:

Statements:

1. Consolidated Balance Sheet
2. Capital and Loan Fund Balance Sheet
3. Statement of Changes in Capital Fund Financial Position
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5. Statement of Changes in Sinking Fund Financial Position
6. Urban Living Non-Profit Housing Balance Sheet
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Schedules:

1. Schedule of Debenture Debt
2. Schedule of Long-Term Debt
3. Schedule of Mortgages - Urban Living Non-Profit Housing
4. Schedule of Investment in Capital Fund Assets
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9. Schedule of Sinking Funds available by issue
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Notes to Financial Statements

CAPITAL AND LOAN FUND BALANCE SHEET - STATEMENT 2

Assessments Receivable

Net assessments, including interest, raised during the year amounted to $249,762. Cash collections were $109,457. There is an allowance for doubtful accounts in the amount of $624,019 which is considered adequate to cover possible losses.

Fixed Assets

The net increase in this account is $6,780,468 - Capital Expenditures (details of which are set out in Schedule 8) amounted to $6,819,843 and investment in land subdivisions to $89,047. Net sales of land amounted to $76,605 and disposal of fixed assets to $51,816.

Funded Debt

The net debenture debt of the City after deducting sinking fund assets held by the Trustee, Montreal Trust Company, represented by cash and investments amounting to $2,710,683 was $33,827,317. Details of the debenture debt are set out in Schedule 1.

The City has the following Loan Acts under which bonds of the City may be issued with the authority of the Lieutenant-Governor in Council -

Loan Act No. 5 of 1975-76	$1,000,000
Loan Act No. 9 of 1978	$4,000,000

The City has additional borrowing authority under the Loan Act No. 19 of 1956 and the Loan Act No. 36 of 1958 to issue debentures, however certain restrictions limit the amount of interest the City may pay.

In 1984, the City through the facilities of its fiscal agent, Merrill Lynch Canada Inc., sold a $6,000,000 - 13 1/2% twenty year debenture issue dated 1 November 1984 under the authority of Loan Act No. 9 of 1978 as amended. The net proceeds from this sale, $5,895,000 were applied to the reduction of bank loans.

The City has requested additional borrowing authority for the issuance of debentures from the Lieutenant-Governor in Council.

Other Long-Term Debt

Details of this are set out in Schedule 2.

1. The Government of Canada loan is payable by annual installments.
2. The Canada Mortgage and Housing Corporation loans are payable by annual installments.
3. The Newfoundland and Labrador Housing Corporation loan is payable by annual installments and from sales of land.
4. The Newfoundland Municipal Financing Corporation loans are payable by semi-annual installments.
5. The Royal Bank of Canada loans are payable by monthly installments.
6. The St. John's Boys' and Girls' Club loan is payable by annual installments.
7. Advances under the Provincial-Municipal Street Paving Program represent loans from trust companies pending the issuance of debentures from the Newfoundland Municipal Financing Corporation.

SINKING FUND BALANCE SHEET - STATEMENT 4

This statement shows the cash, securities and other assets available for the redemption of the debenture debt.

The annual contribution for sinking fund bonds is 2 1/2% of the amount issued, and in addition, an amount equivalent to the interest on bonds retired by the operation of the sinking fund. Present projections indicate that sufficient funds will be available to redeem at maturity all bonds except for the floating rate issue of 14 November 1980, the 18% issue of 15 September 1981 and the 15 1/4% issue of 15 October 1982.

It should be noted that sufficient funds have already been accumulated by the Trustee to redeem the 6% issue due 15 February 1986, the 6 1/2% issue due 1 September 1986 and the 6 1/2% issue due 1 April 1987.

NON-PROFIT HOUSING BALANCE SHEET - STATEMENT 6

This statement shows the various assets and liabilities connected with the City's involvement in a number of housing projects on a non-profit basis in conjunction with Canada Mortgage and Housing Corporation under the National Housing Act

Fixed Assets

Work on the projects to 31 December 1984 amounted to $14,872,079 and is made up as follows:

Cuckholds Cove Road	$ 801,082
Hamilton Avenue	3,787,484
Forest Road	1,617,118
Rawlins Cross	1,268,747
Infill 1982	653,925
Carnell Street	1,928,648
Goodview Street-Carter's Hill	1,378,928
Alexander Street	1,952,983
Fahey's Row-Infill 1983	959,445
Hamlyn Road	472,282
Carter's Hill	51,437

These projects are being financed by way of mortgages from Canada Permanent Mortgage Corporation and Montreal Trust Company. The balance of the mortgages at 31 December 1984 amounted to $11,039,567 details of which are set out in Schedule 3. Mortgage advances as of that date amounted to $3,088,100 and is made up as follows:

Goodview Street-Carter's Hill	$1,195,800
Carnell Street	1,892,300

REVENUE FUND BALANCE SHEET - STATEMENT 8

Taxes receivable

This account is made up of arrears of property, business and water taxes, including interest and also other taxes. An analysis of arrears is as follows:

		Property Tax		Business Tax		Water Tax
1984	49%	$1,657,820	32%	$ 947,821	68%	$366,290
1983	16%	532,072	14%	400,006	10%	55,030
1982	11%	357,227	13%	382,704	6%	31,721
1981	7%	235,787	12%	355,816	5%	23,774
1980	6%	216,293	15%	447,465	3%	15,393
1979 and prior years	11%	383,114	14%	426,782	8%	44,813
		3,382,313		2,960,594		537,021
Allowance for doubtful accounts		1,042,591		1,502,498		125,407
Net amount		$2,339,722		$1,458,096		$411,614

Other taxes amounting to $1,153,273 include entertainment, light and power, telephone taxes, etc., accrued to 31 December, some of which are not due until after the end of the year.

During 1984, accounts totalling $322,268 were written off to the allowance for doubtful accounts; and the allowance was reestablished at 31 December 1984 at $2,670,496, representing 38.82% of the arrears at that date which is considered adequate to cover possible losses on uncollectible accounts.

The following summary shows for 1980-84 the amount of collections on property, business and water tax including interest compared to the net tax levy, interest and net arrears at 1 January:

	1984	1983	1982	1981	1980
Property Tax					
Net Tax	$20,671,578	$19,930,535	$18,851,238	$17,045,337	$16,601,791
Net Arrears	3,046,027	2,667,346	2,365,522	1,929,237	2,076,519
Total	23,717,605	22,597,881	21,216,760	18,974,574	18,678,310
Collections	20,335,292	19,334,060	18,303,549	16,353,227	16,478,485
% of Net Tax	98.37%	97.01%	97.09%	95.94%	99.26%
% of Total	85.74%	85.56%	86.27%	86.19%	88.22%
Business Tax					
Net Tax	7,038,226	7,020,637	6,836,236	6,017,089	5,679,800
Net Arrears	2,368,314	1,952,093	1,432,547	1,103,901	939,164
Total	9,406,540	8,972,730	8,268,783	7,120,990	6,618,964
Collections	6,445,945	6,519,935	6,012,037	5,554,382	5,499,654
% of Net Tax	91.58%	92.87%	87.94%	92.31%	96.83%
% of Total	68.53%	72.66%	72.71%	78.00%	83.09%
Water Tax					
Net Tax	2,642,832	1,325,626	1,089,962	1,003,360	881,884
Net Arrears	284,324	298,304	239,762	204,507	357,940
Total	2,927,156	1,623,930	1,329,724	1,207,867	1,239,824
Collections	2,390,135	1,319,613	990,227	952,796	1,016,745
% of Net Tax	90.44%	99.55%	90.85%	94.96%	115.29%
% of Total	81.65%	81.26%	74.47%	78.88%	82.01%
Total					
Total Net Tax	30,352,636	28,276,798	26,777,436	24,065,786	23,163,475
Total Net Arrears	5,698,665	4,917,743	4,037,831	3,237,645	3,373,623
Total Net Tax and Arrears	36,051,301	33,194,541	30,815,267	27,303,431	26,537,098
Total Collections	29,171,372	27,173,608	25,305,813	22,860,405	22,994,884
% of Total Net Tax	96.11%	96.10%	94.50%	94.99%	99.27%
% of Total Net Tax and Arrears	80.92%	81.86%	82.12%	83.73%	86.65%

STATEMENT OF REVENUE AND EXPENDITURE - STATEMENT 9

The total revenue of the City for the year amounted to $49,153,734 which was $557,064 more than the amount budgeted for the year, and $3,875,015 over the total revenue for the previous year.

Expenditure for the year totalled $49,153,734 which was $557,064 more than budgeted and $4,553,492 more than the amount for the previous year.

St. John's Transportation Commission

Since 1957, when the Transportation System became the responsibility of the City, losses less profits have amounted to $27,399,339. In this period, the City has paid to the Commission amounts totalling $28,113,471, leaving a balance of funds of $714,132.

Although the Commission makes annual charges for depreciation, which at 31 December 1984 amounted to $3,166,855, no cash reserve has been set aside for this amount.

Respectfully submitted

J.B. Edgar,
Director of Finance.

St. John's, Newfoundland,
12 July 1985.

GOVERNMENT OF NEWFOUNDLAND AND LABRADOR
DEPARTMENT OF THE AUDITOR GENERAL

AUDITOR'S REPORT

To His Honour The Lieutenant-Governor in Council:

I have examined the consolidated balance sheet, capital and loan fund balance sheet, sinking fund balance sheet, urban living non-profit housing balance sheet and revenue fund balance sheet of the City of St. John's as at 31 December 1984 and the statements of revenue and expenditure, statement of changes in capital fund financial position and statement of changes in sinking fund financial position for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the City of St. John's as at 31 December 1984 and the results of its operations and financing of its capital and sinking funds for the year then ended in accordance with accounting principles as disclosed in Note 1 to the financial statements applied on a basis consistent with that of the preceding year.

J.F. McGrath, C.A.
Auditor General

St. John's, Newfoundland
12 July 1985

CITY OF ST. JOHN'S

Statement 1

CONSOLIDATED BALANCE SHEET

31 DECEMBER 1984

	1984	1983	Increase (Decrease)
ASSETS			
Current assets:			
Cash	$ 746,234	$ 1,991,895	$(1,245,661)
Temporary investments	38,773	225,390	(186,617)
Taxes, assessments and accounts receivable	10,477,881	9,894,644	583,237
Inventories at cost	1,523,042	1,534,621	(11,579)
Current portion debt charges recoverable	506,891	495,316	11,575
	13,292,821	14,141,866	(849,045)
Long-term investment:			
Investment in rental housing projects - net	736,561	741,876	(5,315)
Fixed assets:			
Land, buildings and permanent improvements	100,080,125	94,112,528	5,967,597
Equipment	12,879,922	12,187,761	692,161
Stadium property	1,881,394	1,779,612	101,782
Canada Summer Games Facilities	1,000,000	1,000,000	-
Construction in progress	1,028,298	1,009,370	18,928
Non-Profit Housing projects	14,881,821	9,850,212	5,031,609
	131,751,560	119,939,483	11,812,077
Debt charges recoverable:			
Province of Newfoundland	4,443,769	3,836,950	606,819
St. John's Transportation Commission	718,217	993,442	(275,225)
	5,161,986	4,830,392	331,594
Less: Current portion	506,891	495,316	11,575
	4,655,095	4,335,076	320,019
Other assets:			
Unamortized bond discount	463,391	412,496	50,895
Prepaid expenditures	182,990	95,975	87,015
Replacement reserve fund	109,384	24,480	84,904
Subsidy surplus fund	64,398	38,653	25,745
	820,163	571,604	248,559
Trust accounts:			
Advance payments land subdivisions	606,358	747,311	(140,953)
	$151,862,558	$140,477,216	$11,385,342

	1984	1983	Increase (Decrease)
LIABILITIES AND EQUITY			
Current liabilities:			
Temporary bank loans	$ 200,000	$ 6,442,579	$(6,242,579)
Accounts payable	2,474,235	1,852,511	621,724
Accounts payable - other governments	1,294,700	1,788,046	(493,346)
Contract holdbacks	363,154	289,238	73,916
Accrued interest payable	1,604,862	1,498,251	106,611
Current portion debenture debt and other long-term debt	6,726,847	1,803,860	4,922,987
Current portion deferred grants	1,109,370	305,425	803,945
	13,773,168	13,979,910	(206,742)
Long-term debt:			
Debenture debt	33,827,317	30,256,134	3,571,183
Other long-term debt	12,624,644	13,075,097	(450,453)
Mortgages - Non-Profit Housing	11,039,567	4,344,688	6,694,879
Advances - Canada Mortgage and Housing Corporation	-	203,448	(203,448)
Advances - Provincial - Municipal Paving Program	2,279,500	800,000	1,479,500
Mortgage advances - Non-Profit Housing	3,088,100	4,404,900	(1,316,800)
	62,859,128	53,084,267	9,774,861
Less: Current portion debenture debt and other long-term debt	6,726,847	1,803,860	4,922,987
	56,132,281	51,280,407	4,851,874
Other liabilities:			
Deposits and prepayments	833,309	623,506	209,803
Deferred grants	3,965,649	2,505,917	1,459,732
	4,798,958	3,129,423	1,669,535
Less: Current portion deferred grants	1,109,370	305,425	803,945
	3,689,588	2,823,998	865,590
Reserves:			
Reserve for future capital expenditures	-	538,780	(538,780)
Reserve for coupons	91,886	96,280	(4,394)
Reserve for Sinking Fund	2,710,683	2,028,866	681,817
Reserve for replacements - Non-Profit Housing	109,384	24,480	84,904
	2,911,953	2,688,406	223,547
Reserve for trust accounts:			
Advance payments land subdivisions	619,721	760,715	(140,994)
Equity:			
Investment in capital assets	49,072,176	45,017,352	4,054,824
Contributed surplus	20,226,101	18,214,630	2,011,471
Surplus	5,437,570	5,711,798	(274,228)
	74,735,847	68,943,780	5,792,067
	$151,862,558	$140,477,216	$11,385,342

See accompanying notes

J.P. Power,
City Manager.

J.W. Edgar, C.A.,
Director of Finance.

CITY OF ST. JOHN'S

Statement 2

CAPITAL AND LOAN FUND BALANCE SHEET

31 DECEMBER 1984

ASSETS	1984	1983
Current assets:		
Cash	$ 88	$ 72,986
Investment at cost:		
Bank deposit receipts	31,273	214,637
Receivables:		
Assessments	1,767,140	1,626,835
General	300,541	265,160
Other governments	374,307	1,109,323
Current portion debt charges recoverable	506,891	495,316
	2,948,879	3,496,634
Less: Allowance for doubtful accounts	798,050	642,636
Total receivables	2,150,829	2,853,998
	2,182,190	3,141,621
Investment in rental housing projects-net	736,561	741,876
Fixed assets:		
Land, buildings and permanent improvements	100,080,125	94,112,528
Equipment, vehicles and movable plant	12,879,922	12,187,761
Stadium property	1,881,394	1,779,612
Canada Summer Games Facilities (Note 2)	1,000,000	1,000,000
	115,841,441	109,079,901
Construction in progress-land subdivisions (Note 15)	1,028,298	1,009,370
	116,869,739	110,089,271
Debt charges recoverable:		
Province of Newfoundland (Note 17)	4,443,769	3,836,950
St. John's Transportation Commission	718,217	993,442
	5,161,986	4,830,392
Less: Current portion	506,891	495,316
	4,655,095	4,335,076
Due from Revenue Fund	1,038,983	626,248
Deferred charge:		
Unamortized bond discount	463,391	412,496
Trust accounts-advance payments:		
Land subdivisions:		
Cash	193,881	112,859
Bank deposit receipts	412,477	634,452
	606,358	747,311
	$126,552,317	$120,093,899

LIABILITIES AND EQUITY	1984	1983
Current liabilities:		
Temporary bank loans	$ -	$ 6,442,579
Accounts payable	486,375	129,168
Accounts payable - other governments	576,139	569,089
Contract holdbacks	240,511	139,240
Current portion debenture debt and other long-term debt	6,702,747	1,794,385
Current portion deferred grants	1,103,730	302,035
	9,109,502	9,376,496
Long-term debt: (Note 6)		
Debenture debt - Schedule 1 (Note 5)	36,538,000	32,285,000
Less: Sinking Fund	2,710,683	2,028,866
	33,827,317	30,256,134
Other long-term debt - Schedule 2 (Notes 7, 9)	12,624,644	13,075,097
Advances - Canada Mortgage and Housing Corporation	-	203,448
Advances - Provincial-Municipal Paving Program (Notes 8, 17)	2,279,500	800,000
	48,731,461	44,334,679
Less: Current portion debenture debt and other long-term debt	6,702,747	1,794,385
	42,028,714	42,540,294
Other liabilities:		
Prepaid assessments	27,412	17,068
Deferred grants (Note 17)	3,921,774	2,460,902
	3,949,186	2,477,970
Less: Current portion deferred grants	1,103,730	302,035
	2,845,456	2,175,935
Reserve for Sinking Fund	2,710,683	2,028,866
Reserve for trust accounts-advance payments:		
Land subdivisions	619,721	760,715
Equity:		
Investment in Capital Fund assets - Schedule 4	49,012,140	44,996,963
Contributed surplus - Schedule 5	20,226,101	18,214,630
	69,238,241	63,211,593
	$126,552,317	$120,093,899

See accompanying notes

F.P. Power,
City Manager.

J.B. Edgar, C.A.,
Director of Finance.

CITY OF ST. JOHN'S

Statement 3

STATEMENT OF CHANGES IN CAPITAL FUND FINANCIAL POSITION

FOR THE YEAR ENDED 31 DECEMBER 1984

FINANCES ACQUIRED	1984	1983
Balance available from previous year:		
Cash	$ 72,986	$ 285,433
Investments	214,637	406,005
Receivables	7,831,711	5,963,906
	8,119,334	6,655,344
Debt and other liabilities incurred:		
Sale of bonds	6,000,000	-
Less: Discount	105,000	-
	5,895,000	-
Other long-term debt	1,479,500	2,081,330
Temporary bank loans	-	15,761
Accounts payable and contract holdbacks	465,529	3,051
	7,840,029	2,100,142
Transfers from other funds:		
Sinking Fund	1,747,000	3,078,000
Revenue Fund	1,721,436	2,966,921
	3,468,436	6,044,921
Other finances acquired:		
Interest earned	-	19,030
Interest on assessments	180,392	171,739
Contribution by assessment	146,121	643,100
Amortization of long-term investment	5,315	4,990
Government of Canada grants	23,069	72,050
Government of Newfoundland grants	3,463,588	1,018,301
Sale of city land	76,605	444,627
Disposal of fixed assets	51,816	113,155
Terra Transport grant	-	2,000
St. John's Ladies Softball League	-	7,500
Bronfman Foundation	-	5,000
Canada Mortgage & Housing Corporation	-	27,599
Sealers Challenge Hockey Tournament	-	6,000
Proceeds of Insurance Claim	-	21,082
St. John's Rotary Club	5,000	-
St. John's Regatta Committee	8,000	-
	3,959,906	2,556,173
	$23,387,705	$17,356,580

FINANCES APPLIED	1984	1983
Capital expenditure - Schedule 8	$ 6,819,843	$ 4,042,878
Investment in land subdivisions	89,047	145,297
Debt and other liabilities repaid:		
Bonds redeemed	1,747,000	3,078,000
Other long-term debt	653,902	1,574,322
Temporary bank loans	6,442,579	-
	8,843,481	4,652,322
Advances applied:		
Province of Newfoundland	-	260,055
Canada Mortgage and Housing Corporation	-	136,694
	-	396,749
Balance available at end of year:		
Cash	88	72,986
Investments	31,273	214,637
Receivables	7,603,973	7,831,711
	7,635,334	8,119,334
	$23,387,705	$17,356,580

See accompanying notes

J.P. Power,
City Manager.

J.E. Eagan, C.A.,
Director of Finance.

CITY OF ST. JOHN'S — Statement 4

SINKING FUND BALANCE SHEET

31 DECEMBER 1984

	1984	1983
ASSETS		
Cash - Schedule 9	$ 10,218	$ 8,661
Investments at cost: Schedule 9		
Guaranteed investment certificates	2,233,812	1,418,160
Investment in City of St. John's bonds (par value 1984 - $542,000, 1983 - $670,000)	470,308	602,045
	2,704,120	2,020,205
	$2,714,338	$2,028,866
LIABILITIES		
Due to Revenue Fund	$ 3,655	$ -
Reserve for retirement of debentures	2,710,683	2,028,866
	$2,714,338	$2,028,866

See accompanying notes

T.P. Power,
City Manager.

J.M. Edgar, C.A.,
Director of Finance.

CITY OF ST. JOHN'S — Statement 5

STATEMENT OF CHANGES IN SINKING FUND FINANCIAL POSITION

FOR THE YEAR ENDED 31 DECEMBER 1984

	1984	1983
FINANCES ACQUIRED		
Balance available from previous year:		
Cash	$ 8,661	$ 17,087
Investments	2,020,205	2,116,729
	2,028,866	2,133,816
Contributions from Revenue Fund:		
Sinking Fund payments	1,108,700	1,391,200
Payments in lieu of interest on bonds redeemed	953,858	875,950
Serial bond payments	-	50,000
	2,062,558	2,317,150
Earnings:		
Gain on sale of investments	6,823	-
Interest on bonds purchased for redemption	33,796	124,839
Interest on guaranteed investment certificates	129,718	121,275
Interest on bonds held as investments	178,309	76,062
	348,646	322,176
	$4,440,070	$4,773,142
FINANCES APPLIED		
Bond redemptions:		
Purchase of bonds at cost (par value 1984 - $1,747,000, 1983 - $3,028,000)	$1,590,717	$2,646,174
Serial bonds matured	-	50,000
	1,590,717	2,696,174
Expenses:		
Refund to Revenue Fund of excess contributions	68,783	-
Accrued interest on purchase of bonds for redemption	12,997	29,748
Accrued interest on purchase of bonds for investment	53,235	18,354
	135,015	48,102
Balance available at end of year:		
Cash	10,218	8,661
Investments	2,704,120	2,020,205
	2,714,338	2,028,866
	$4,440,070	$4,773,142

See accompanying notes

CITY OF ST. JOHN'S

Statement 6

URBAN LIVING NON-PROFIT HOUSING BALANCE SHEET

31 DECEMBER 1984

ASSETS	1984	1983
Current assets:		
Cash	$ 272,363	$ 166,187
Cash - tenants' security deposits	31,273	18,352
Rents receivable	2,060	590
Accounts receivable - Canada Mortgage and Housing	13,630	-
Miscellaneous accounts receivable	14,634	-
Prepaid expenditure	4,607	2,600
	338,567	187,729
Fixed assets:		
Land and land improvements (Note 16)	2,452,657	1,601,437
Buildings (Note 16)	12,419,422	8,243,587
Equipment	9,742	5,188
	14,881,821	9,850,212
Other assets:		
Replacement reserve fund - Schedule 7 (Note 16)	109,384	24,480
Subsidy surplus fund (Note 16)	64,398	38,653
	173,782	63,133
	$15,394,170	$10,101,074

LIABILITIES AND EQUITY	1984	1983
Current liabilities:		
Accounts payable	$ 489,850	$ 566,491
Accrued interest payable	149,745	81,603
Contract holdbacks	121,740	149,095
Tenants' security deposits	37,906	18,352
Prepaid rents	330	400
Current portion long-term debt - Schedule 3	24,100	9,475
	823,671	825,416
Long-term debt:		
Mortgages - Schedule 3 (Note 16)	11,039,567	4,344,688
Mortgage advances (Note 16)	3,088,100	4,404,900
	14,127,667	8,749,588
Less: Current portion long-term debt	24,100	9,475
	14,103,567	8,740,113
Due to Revenue Fund	233,114	452,023
Replacement reserves - Schedule 7 (Note 16)	109,384	24,480
Equity:		
Surplus:		
Balance beginning of year	38,653	2,122
Add: Excess of revenue over expenditure	31,778	36,531
	70,431	38,653
Less: Refund of mortgage subsidy - prior year's	6,033	-
	64,398	38,653
Investment in capital assets - Schedule 6	60,036	20,389
	124,434	59,042
	$15,394,170	$10,101,074

See accompanying notes

J.P. Power,
City Manager.

J.S. Edgar, C.A.,
Director of Finance.

CITY OF ST. JOHN'S

Statement 7

URBAN LIVING NON-PROFIT HOUSING

STATEMENT OF REVENUE AND EXPENDITURE

FOR THE PERIODS ENDED 31 DECEMBER 1984

PROJECT:	Forest Road		Cuckholds Cove		Infill 1982		Rawlins Cross		Hamilton Avenue		Fahey's Row	
PERIOD COMMENCING:	1 January 1984		1 January 1984		1 January 1984		1 January 1984		1 January 1984		1 May 1984	
REVENUE	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Apartment rentals	$114,000	$116,878	$ 62,400	$ 62,741	$ 52,800	$ 50,736	$116,000	$115,759	$284,450	$260,828	$46,000	$ 54,962
Canada Mortgage and Housing Corporation-mortgage subsidy	172,900	172,907	72,980	72,979	57,640	57,645	106,370	115,130	292,290	292,059	47,910	62,142
Interest earned	-	4,478	-	2,872	-	1,149	-	2,507	-	3,539	-	1,094
Laundry machine rentals	-	-	-	-	300	201	1,200	1,833	7,150	9,451	-	-
Transfer-mortgage subsidy	-	-	-	-	-	-	-	(208)	-	-	-	-
Transfer-replacement reserve	-	-	-	-	-	330	-	-	-	-	-	-
Total revenue	$286,900	$294,263	$135,380	$138,592	$110,740	$110,061	$223,570	$235,021	$583,890	$565,877	$93,910	$118,198
EXPENDITURE												
Labour	$ 2,700	$ 3,150	$ 1,800	$ 2,008	$ 1,800	$ 2,169	$ 7,000	$ 6,946	$ 22,500	$ 23,013	$ 1,750	$ 2,781
Fringe benefits	270	346	180	196	180	285	700	702	2,250	2,621	180	267
Light and power	200	-	100	-	1,200	1,750	6,000	5,802	12,000	15,069	200	217
Purchase of water	2,600	2,600	1,300	1,300	1,100	1,166	2,500	2,500	6,500	6,500	930	1,137
Administration and management	7,800	7,800	4,310	4,310	3,870	3,870	7,500	7,500	19,500	17,875	2,800	3,200
Fire insurance	3,250	1,721	1,630	841	1,380	672	3,130	1,365	8,130	4,078	1,170	1,225
Repairs to buildings	700	2,047	730	1,362	500	1,265	3,680	1,624	4,820	1,913	500	321
Repairs to appliances	520	455	260	20	220	11	500	133	2,600	87	190	-
Maintenance of buildings	710	4,613	730	1,560	500	1,172	4,870	3,025	5,000	9,944	500	763
Vehicle rental	-	-	-	-	-	-	-	-	6,500	4,243	-	-
Property tax	12,800	12,589	8,250	5,772	7,000	3,801	15,000	9,627	33,600	30,317	5,500	3,783
Hand tools and small equipment	300	-	300	-	300	-	500	53	500	216	1,000	270
Miscellaneous materials	-	378	500	329	330	460	1,000	464	2,000	2,272	660	274
Capital expenditure out of revenue	500	235	500	-	500	-	1,000	2,883	2,000	672	1,600	333
Mortgage principal	3,330	3,327	1,660	1,654	1,690	1,680	2,820	2,814	13,900	13,841	4,280	4,280
Mortgage interest	234,220	234,186	103,260	103,244	81,820	81,865	153,810	153,850	416,490	415,655	66,300	83,662
Replacement reserve	15,860	15,860	9,250	9,250	7,820	7,820	12,400	12,400	20,000	20,000	6,510	7,440
Contingency	1,140	-	620	-	530	536	1,160	250	5,600	-	460	-
Total expenditure	286,900	289,307	135,380	131,846	110,740	108,522	223,570	211,918	583,890	568,316	93,930	109,953
Refund of excess mortgage subsidy	-	4,906	-	6,290	-	-	-	11,876	-	-	-	245
Excess of revenue over expenditure	-	50	-	456	-	1,539	-	11,227	-	(2,439)	-	8,000
	$286,900	$294,263	$135,380	$138,592	$110,740	$110,061	$223,570	$235,021	$583,890	$565,877	$93,930	$118,198

CITY OF ST. JOHN'S

Statement 7

URBAN LIVING NON-PROFIT HOUSING

STATEMENT OF REVENUE AND EXPENDITURE

FOR THE PERIODS ENDED 31 DECEMBER 1984

PROJECT:	Alexander Street		Carnell Street		Goodview Street		Total	
PERIOD COMMENCING:	1 June 1984		1 December 1984		1 December 1984			
REVENUE	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Apartment rentals	$ 66,000	$ 72,774	$ 50,000	$21,211	$17,600	$1,469	$ 809,250	$ 757,358
Canada Mortgage and Housing Corporation-mortgage subsidy	81,660	115,850	59,510	13,629	18,900	-	910,180	902,341
Interest earned	-	756	-	131	-	2	-	16,528
Laundry machine rentals	-	-	-	-	-	-	8,650	11,485
Transfer-mortgage subsidy	-	-	-	-	-	208	-	-
Transfer-replacement reserve	-	-	-	-	-	-	-	330
Total revenue	$ 147,660	$189,380	$109,510	$34,971	$36,500	$1,679	$1,728,080	$1,688,042
EXPENDITURE								
Labour	$ 2,000	$ 1,442	$ 1,800	$ 703	$ 600	$ 138	$ 41,950	$ 42,350
Fringe benefits	200	128	180	126	60	16	4,200	4,687
Light and power	300	45	300	-	200	-	20,500	22,883
Purchase of water	1,200	1,420	1,000	-	340	-	17,470	16,623
Administration and management	3,600	4,200	3,000	600	1,000	-	53,380	49,355
Fire insurance	1,500	1,809	1,250	712	420	151	21,860	12,574
Repairs to buildings	500	323	-	124	-	-	11,430	8,979
Repairs to appliances	240	-	200	-	-	-	4,730	706
Maintenance of buildings	500	2,078	500	201	260	377	13,570	23,733
Vehicle rental	-	-	-	26	-	-	6,500	4,269
Property tax	7,200	6,765	6,000	-	2,000	-	97,350	72,654
Hand tools and small equipment	1,000	56	1,000	168	500	55	5,400	798
Miscellaneous materials	510	503	350	435	500	175	5,850	5,290
Capital expenditure out of revenue	2,000	1,170	1,000	790	1,000	767	9,500	6,850
Mortgage principal	4,050	5,201	-	-	-	-	31,730	32,797
Mortgage interest	116,200	155,440	87,630	18,981	27,840	-	1,287,570	1,246,883
Replacement reserve	6,000	7,000	4,800	960	1,600	-	84,240	80,730
Contingency	660	-	500	-	180	-	10,850	786
Total expenditure	147,660	187,580	109,510	23,826	36,500	1,679	1,728,080	1,632,947
Refund of excess mortgage subsidy	-	-	-	-	-	-	-	23,317
Excess of revenue over expenditure	-	1,800	-	11,145	-	-	-	31,778
	$147,660	$189,380	$109,510	$34,971	$36,500	$1,679	$1,728,080	$1,688,042

See accompanying notes

J. E. Power,
City Manager

J. E. Edgar, C.A.,
Director of Finance

CITY OF ST. JOHN'S

REVENUE FUND BALANCE SHEET

31 DECEMBER 1984

Statement 8

ASSETS	1984	1983
Current assets:		
Cash	$ 438,855	$ 1,734,370
Investment at cost:		
Bank deposit receipts	7,500	10,753
Receivables:		
Taxes		
General	8,033,201	7,029,274
Other governments	1,305,928	1,352,795
	3,603,661	2,623,857
	12,942,790	11,005,926
Less: Allowance for doubtful accounts:		
Taxes	2,670,496	2,158,494
General and other governments	1,468,675	1,312,060
	4,139,171	3,470,554
Total receivables	8,803,619	7,535,372
Inventories at cost	1,523,042	1,584,621
Less: Allowance for obsolete stock	-	50,000
	1,523,042	1,534,621
	10,773,016	10,815,116
Due from other funds:		
Non-Profit Housing	233,114	452,023
Sinking Fund	3,655	-
	236,769	452,023
Other assets:		
Prepaid expenditures	122,350	35,718
Prepaid new service installations	56,033	57,657
	178,383	93,375
	$11,188,168	$11,360,514

LIABILITIES AND SURPLUS	1984	1983
Current liabilities:		
Temporary bank loan	$ 200,000	$ -
Accounts payable:		
General	1,498,010	1,156,852
Other governments	718,561	1,218,957
	2,216,571	2,375,809
Accrued bond interest payable (Note 7)	1,455,117	1,416,648
Current portion deferred grants	5,640	3,390
Contract holdbacks	903	903
	3,878,231	3,796,750
Other liabilities:		
Reserve for coupons	91,886	96,280
Deposits and prepayments	767,661	587,686
Deferred grants	43,875	45,015
	903,422	728,981
Less: Current portion deferred grants	5,640	3,390
	897,782	725,591
Due to Capital and Loan Fund	1,038,983	626,248
Reserve for future capital expenditures	-	538,780
Surplus:		
Balance beginning of year	5,673,145	5,533,448
Excess of revenue over expenditure	-	678,477
	5,673,145	6,211,925
Less: Appropriated to current year's revenue	299,973	-
Appropriated for future capital expenditures	-	538,780
	5,373,172	5,673,145
	$11,188,168	$11,360,514

See accompanying notes

F.P. Power,
City Manager.

E.R. Eddy, C.A.,
Director of Finance.

CITY OF ST. JOHN'S

Statement 9

STATEMENT OF REVENUE AND EXPENDITURE

FOR THE YEAR ENDED 31 DECEMBER 1984

Estimates 1984	REVENUE	Actual 1984	Actual 1983	Estimates 1984	EXPENDITURE	Actual 1984	Actual 1983
	Taxes:				**General government services:**		
$19,974,400	Real property tax	$20,102,665	$19,386,485	$ 219,550	Legislative	$ 246,803	$ 235,515
6,538,500	Business tax	6,612,881	6,653,402	3,677,650	General government	3,574,597	3,382,944
500,000	Entertainment tax	421,258	390,692	1,029,090	Engineering services	932,393	900,292
62,000	Telephone tax	69,044	64,689	871,530	Pensions and employee benefits	921,970	648,747
	Newfoundland Light & Power Company Limited			81,500	Other general government	153,966	225,540
950,000	(2% revenue tax)	1,031,314	900,212				
				5,879,320		5,829,729	5,393,038
28,024,900		28,237,162	27,395,480		**Protective services:**		
	Grants in lieu of taxes:						
				121,720	Traffic enforcement	197,413	131,713
1,446,090	Government of Canada	1,604,384	1,643,710	6,343,700	Fire protection	6,329,700	5,161,404
435,890	Government of Canada agencies	456,680	430,294	1,161,800	Protective inspections	1,167,074	1,043,587
188,860	Government of Newfoundland agencies	295,149	282,910	116,290	Animal and pest control	109,863	93,651
2,070,840		2,356,213	2,356,914	7,743,510		7,804,050	6,430,355
	Services provided to other governments:				**Transportation services:**		
222,000	Sanitary fill charges	220,501	154,182		Road transport		
200,000	Water charges	213,278	186,042	350,630	Administration	348,493	293,285
				2,321,080	Streets, roads and sidewalks	2,283,690	2,205,153
422,000		433,779	340,224	2,672,250	Snow clearing	1,930,548	1,969,961
	Sales of goods and services:			1,067,120	Maintenance depot	1,052,539	930,905
				626,000	Traffic services	758,441	631,437
357,530	General government services	319,208	283,028	120,720	Street cleaning	181,711	173,402
	Transportation services						
230,000	Parking garage	298,828	220,336	7,157,800		6,555,422	6,204,143
175,000	Parking meters	234,216	216,157	292,290	Parking garage	305,675	206,510
17,400	Other	21,695	15,274	92,270	Parking meters	61,159	101,260
	Environmental health services			1,510,000	Street lighting	1,543,107	1,387,804
1,205,000	Water sales - commercial and shipping	1,086,920	1,179,685	3,174,000	St. John's Transportation Commission Subsidy	3,064,904	3,000,000
2,630,920	Water tax	2,580,312	1,268,883	44,280	Transportation handicapped	41,500	73,600
59,700	Other	21,345	18,844				
233,460	Recreation and cultural services	159,318	167,143	12,270,640		11,571,767	10,973,317
202,870	Other general services	308,868	335,682		**Environmental health services:**		
449,420	St. John's Memorial Stadium	378,987	366,671				
				2,586,040	Water supply and distribution	2,494,899	2,074,632
5,561,300		5,409,697	4,071,703	1,475,040	Sewerage collection and disposal	1,427,379	1,240,016
	Other revenue from own sources:			2,458,340	Garbage and waste collection and disposal	2,808,488	2,340,847
				6,519,420		6,730,766	5,655,495
41,470	Business and amusement licences	43,162	36,596		**Environmental development services:**		
523,470	Construction and other permits	587,259	619,614				
150,000	Fines	232,716	136,720				
124,300	Rents, concessions and franchises	21,953	22,657	370,150	Environmental planning and zoning	381,522	337,178
155,810	Interest on investments	454,152	201,428	63,480	Community development	54,720	57,026
800,000	Interest on tax arrears	1,060,000	969,977	227,290	Housing and real estate	239,108	87,359
				219,500	Other environmental development services	123,148	260,996
1,795,050		2,399,242	1,986,992				
				880,420		798,498	742,559
$37,874,090	Carried forward	$38,836,093	$36,151,313	$33,293,310	Carried forward	$32,734,810	$29,194,764

CITY OF ST. JOHN'S

Statement 9

STATEMENT OF REVENUE AND EXPENDITURE

FOR THE YEAR ENDED 31 DECEMBER 1984

Estimates 1984	REVENUE	Actual 1984	Actual 1983	Estimates 1984	EXPENDITURE	Actual 1984	Actual 1983
$37,874,090	Brought forward	$38,836,093	$36,151,313	$33,293,310	Brought forward	$32,734,810	$29,194,764
	Conditional transfers from other governments:				Recreation and cultural services:		
	Government of Canada			1,940,300	Parks and open spaces	2,273,733	1,887,930
-	Young Canada Works Program	19,156	73,536	607,870	Bowring Park	584,467	499,402
-	Canada's Birthday grant	2,000	2,250	884,550	Recreation	864,091	907,514
	Government of Newfoundland			371,000	Grants and subsidies	280,633	273,939
555,300	Street paving program	460,223	360,468	817,560	St. John's Memorial Stadium	835,287	802,165
-	Transportation handicapped	-	36,800	4,621,280		4,838,211	4,370,950
10,000	Bowring Park	10,000	10,000				
10,000	In lieu of motor car taxes	10,000	10,000		Fiscal services:		
9,000	Recreation	11,000	9,000				
346,600	Recovery of debt charges	347,078	344,006	-	Debenture debt charges Principal	-	50,000
7,923,080	Municipal revenue grant (Note 20)	8,107,844	7,576,654	1,081,740	Sinking Fund payments	1,108,700	1,141,200
	Government of Newfoundland agencies			896,470	Sinking Fund in lieu of interest	953,858	875,950
55,500	Rental housing projects	55,505	55,505	4,347,290	Interest	4,136,098	4,234,533
				53,230	Discount	54,104	53,533
8,909,480		9,022,806	8,478,219		Other long-term debt		
	Other transfers:			699,580	Principal	601,982	525,854
				1,674,910	Interest	1,286,914	1,203,136
	Transfer from Capital Fund			200,000	Interest on temporary bank loans	328,693	461,330
	Assessments for water, sewer and			28,500	Other debt charges	18,067	16,439
150,000	street improvements	109,457	287,186				
	Transfer from own agency			8,981,720		8,488,416	8,561,975
	St. John's Transportation Commission						
363,100	for debt charges	346,625	362,001		Transfers to reserves and other funds:		
1,300,000	Transfer from prior years' surplus	299,973	-	450,000	Provision for uncollectible accounts	991,495	1,148,750
	Transfer from reserve for future			50,000	Provision for obsolete inventory	112,742	26,304
-	capital expenditures	538,780	-	200,360	Capital expenditure out of revenue	290,280	172,999
					Contribution to Capital Fund for		
1,813,100		1,294,835	649,187	1,000,000	capital expenditures	1,697,780	1,124,500
				1,700,360		3,092,297	2,472,553
				48,596,670	Total expenditure	49,153,734	44,600,242
					Balance being excess of revenue over expenditure carried to Revenue Fund balance sheet	-	678,477
$48,596,670	Total revenue	$49,153,734	$45,278,719	$48,596,670	Total	$49,153,734	$45,278,719

See accompanying notes

F.P. Power,
City Manager.

C.B. Edgar, C.A.,
Director of Finance.

The above Statement has been audited under my direction with the books of the City of St. John's in accordance with Section 347 of the City of St. John's Act, Chapter 40 of the Revised Statutes of Newfoundland 1970, and subject to my report on the accounts for the year ended 31 December 1984, under Section 348 of the said act, I report that in my opinion the above Statement presents fairly the revenue and expenditure of the City of St. John's for the year ended 31 December 1984.

J.F. McGrath, C.A.
Auditor General

St. John's, Newfoundland
12 July 1985

CITY OF ST. JOHN'S

Schedule 1

SCHEDULE OF DEBENTURE DEBT

31 DECEMBER 1984

	Date of Issue	Term in Years	Date of Maturity	Amount Issued	Amount Outstanding	Amount Retired	1984 Debt Charges Principal	In Lieu of Interest	Interest	Current Portion Due in 1985
6% Sinking Fund Debentures	15 Feb. 1966	20	15 Feb. 1986	$ 2,000,000	$ 226,000	$ 1,774,000	$ 42,500	$ -	$ 15,360	$ -
6 1/2% Sinking Fund Debentures	1 Sep. 1966	20	1 Sep. 1986	2,000,000	451,000	1,549,000	25,000	28,000	31,395	-
6 1/2% Sinking Fund Debentures	1 Apr. 1967	20	1 Apr. 1987	2,000,000	263,000	1,737,000	50,000	87,055	19,890	-
9 1/4% Sinking Fund Debentures	1 Dec. 1969	20	1 Dec. 1989	600,000	101,000	499,000	15,000	37,833	17,667	15,000
9 1/2% Sinking Fund Debentures	1 Jun. 1970	20	1 Jun. 1990	850,000	276,000	574,000	21,250	52,630	28,120	21,250
9 1/2% Sinking Fund Debentures	30 Dec. 1970	20	30 Dec. 1990	1,000,000	338,000	662,000	25,000	45,315	49,685	25,000
9% Sinking Fund Debentures	15 Jul. 1971	20	15 Jul. 1991	1,000,000	605,000	395,000	25,000	35,550	54,450	25,000
8 1/2% Sinking Fund Debentures	30 Jun. 1972	20	30 Jun. 1992	1,500,000	421,000	1,079,000	37,500	85,935	41,565	37,500
8 3/4% Sinking Fund Debentures	15 Aug. 1973	20	15 Aug. 1993	1,500,000	495,000	1,005,000	37,500	74,900	56,350	37,500
11 1/4% Sinking Fund Debentures	15 Oct. 1974	20	15 Oct. 1994	4,000,000	2,380,000	1,620,000	100,000	170,100	279,900	100,000
10 1/2% Sinking Fund Debentures	1 Dec. 1975	20	1 Dec. 1995	4,000,000	198,000	3,802,000	4,950	-	20,790	4,950
10 3/4% Sinking Fund Debentures	30 Jul. 1976	20	30 Jul. 1996	5,000,000	3,177,000	1,823,000	125,000	158,347	379,153	125,000
10 1/4% Sinking Fund Debentures	15 Jul. 1977	20	15 Jul. 1997	4,000,000	2,758,000	1,242,000	100,000	103,013	306,987	100,000
10 1/2% Sinking Fund Debentures	15 Aug. 1979	20	15 Aug. 1999	5,000,000	4,044,000	956,000	125,000	75,180	449,820	125,000
Floating Rate Debentures	14 Nov. 1980	5	14 Nov. 1985	5,000,000	5,000,000	-	125,000	-	587,466	5,000,000
18% Debentures	15 Sep. 1981	5	15 Sep. 1986	5,000,000	5,000,000	-	125,000	-	900,000	125,000
15 1/4% Debentures	15 Oct. 1982	5	15 Oct. 1987	5,000,000	4,805,000	195,000	125,000	-	762,500	125,000
13 1/2% Sinking Fund Debentures	1 Nov. 1984	20	1 Nov. 2004	6,000,000	6,000,000	-	-	-	135,000	150,000
				$55,450,000	$36,538,000	$18,912,000	$1,103,700	$953,858	$4,136,098	$6,016,200

See accompanying notes

CITY OF ST. JOHN'S

Schedule 2

SCHEDULE OF LONG-TERM DEBT

31 DECEMBER 1984

	Date of Issue	Term in Years	Date of Maturity	Interest Rate	Amount Issued	Amount Outstanding	Amount Repaid	1984 Debt Charges Principal	1984 Debt Charges Interest	Current Portion Due in 1985
Government of Canada:										
Winter Capital Projects	10 Jan. 1978	20	10 Jan. 1998	8%	$ 186,585	$ 156,618	$ 29,967	$ 5,996	$ 13,016	$ 6,473
Canada Mortgage and Housing Corporation:										
Waterford Valley Trunk Sewer	1 Jan. 1966	40	1 Jan. 2006	5 1/8	612,371	473,815	138,556	11,437	25,187	12,030
Hundy Pond Trunk Sewer	1 Jan. 1968	40	1 Jan. 2008	5 7/8	78,830	65,667	13,163	1,226	3,988	1,299
Virginia Park Trunk Sewer	1 Apr. 1973	40	1 Apr. 2013	7 1/2	104,408	97,176	7,232	925	7,495	995
	1 Mar. 1974	40	1 Mar. 2014	7 7/8	157,909	149,136	8,773	1,212	12,073	1,309
Rennies River Trunk Sewer	1 Oct. 1975	40	1 Oct. 2015	10 3/8	1,011,991	985,231	26,760	4,308	105,327	4,766
	1 Oct. 1977	40	1 Oct. 2017	9 3/4	681,350	666,702	14,648	2,735	66,861	3,008
Hundy Pond Urban Renewal	1 Jul. 1972	15	1 Jul. 1987	7 3/4	135,284	40,557	94,727	11,589	4,120	12,505
	1 Jul. 1973	15	1 Jul. 1988	7 3/4	293,296	112,281	179,015	23,127	10,697	24,954
	1 Jul. 1974	15	1 Jul. 1989	7 3/4	337,129	156,714	180,415	24,807	14,340	26,766
	1 Jul. 1975	15	1 Jul. 1990	7 3/4	273,316	147,173	126,163	18,640	13,099	20,112
	1 Jul. 1977	15	1 Jul. 1992	7 3/4	58,218	38,996	19,222	3,410	3,350	3,679
	1 Jul. 1979	15	1 Jul. 1994	7 3/4	14,943	11,695	3,248	752	983	811
	1 Jul. 1982	15	1 Jul. 1997	7 3/4	7,665	7,073	592	592	1,410	331
	1 Jul. 1983	15	1 Jul. 1998	7 3/4	3,378	3,253	125	125	280	135
	1 Jul. 1984	15	1 Jul. 1999	7 3/4	11,288	11,288	-	-	475	419
Hundy Pond Neighbourhood Improvement Program	1 Jan. 1976	25	1 Jan. 2001	10 3/8	329,464	293,880	35,584	6,170	31,938	6,827
	1 Jan. 1977	25	1 Jan. 2002	10 3/8	408,451	371,986	36,465	6,914	40,33.	7,650
	1 Jan. 1978	25	1 Jan. 2003	10 3/8	331,558	307,570	23,988	5,072	33,278	5,612
	1 Jan. 1979	25	1 Jan. 2004	10 3/8	67,427	63,580	3,847	932	6,867	1,032
	1 Jan. 1983	25	1 Jan. 2008	10 3/8	17,053	16,896	157	157	1,815	174
	1 Jan. 1984	25	1 Jan. 2009	10 3/8	1,932	1,932	-	-	30	18
St. John's East Neighbourhood Improvement Program	1 Jan. 1977	25	1 Jan. 2002	9 3/4	140,759	127,161	13,598	2,539	12,954	2,792
	1 Jan. 1978	25	1 Jan. 2003	9 3/4	237,992	219,292	18,700	3,902	22,292	4,292
	1 Jan. 1979	25	1 Jan. 2004	9 3/4	274,765	257,681	17,084	4,096	26,145	4,505
	1 Jan. 1980	25	1 Jan. 2005	9 3/4	16,034	15,276	758	217	1,547	239
	1 Jan. 1981	25	1 Jan. 2006	9 3/4	147,766	142,785	4,981	1,821	14,443	2,003
	1 Jan. 1983	25	1 Jan. 2008	9 3/4	45,069	44,610	459	459	4,501	505
	1 Jan. 1984	25	1 Jan. 2009	9 3/4	136,052	136,052	-	-	1,898	1,386
St. John's West Neighbourhood Improvement Program	1 Jan. 1978	25	1 Jan. 2003	10	20,526	18,965	1,561	327	1,978	361
	1 Jan. 1979	25	1 Jan. 2004	10	231,491	217,583	13,908	3,349	22,646	3,692
	1 Jan. 1980	25	1 Jan. 2005	10	663,582	633,314	30,268	8,708	65,807	9,601
	1 Jan. 1981	25	1 Jan. 2006	10	272,070	263,230	8,840	3,238	27,313	3,570
	1 Jan. 1982	25	1 Jan. 2007	10	338,533	331,563	6,970	3,655	34,360	4,029
	1 Jan. 1983	25	1 Jan. 2008	10	155,342	153,821	1,521	1,521	15,923	1,677
	1 Jan. 1984	25	1 Jan. 2009	10	41,455	41,455	-	-	614	406
Georgestown Neighbourhood Improvement Program	1 Jan. 1979	25	1 Jan. 2004	9 5/8	14,421	13,509	912	218	1,353	240
	1 Jan. 1980	25	1 Jan. 2005	9 5/8	28,925	27,533	1,392	398	2,753	438
	1 Jan. 1981	25	1 Jan. 2006	9 5/8	285,090	275,299	9,791	3,575	27,488	3,927
	1 Jan. 1983	25	1 Jan. 2008	9 5/8	99,439	98,406	1,033	1,033	9,801	1,135
Balance carried forward					8,271,177	7,196,754	1,074,423	169,182	690,776	185,703

CITY OF ST. JOHN'S

SCHEDULE OF LONG-TERM DEBT

31 DECEMBER 1984

Schedule 2

	Date of Issue	Term in Years	Date of Maturity	Interest Rate	Amount Issued	Amount Outstanding	Amount Repaid	1984 Debt Charges Principal	1984 Debt Charges Interest	Current Portion Due in 1985
Balance brought forward					$ 8,271,177	$ 7,196,754	$1,074,423	$169,182	$ 690,776	$185,703
Battery Neighbourhood Improvement Program	1 Jan. 1979	25	1 Jan. 2004	9 1/2	2,149	2,010	139	33	199	36
	1 Jan. 1980	25	1 Jan. 2005	9 1/2	38,006	36,144	1,862	532	3,567	584
	1 Jan. 1981	25	1 Jan. 2006	9 1/2	349,515	337,290	12,225	4,459	33,237	4,892
	1 Jan. 1982	25	1 Jan. 2007	9 1/2	260,025	254,247	5,778	3,023	25,021	3,317
	1 Jan. 1983	25	1 Jan. 2008	9 1/2	238,680	236,151	2,529	2,529	23,213	2,775
Midtown South Neighbourhood Improvement Program	1 Jan. 1980	25	1 Jan. 2005	9 1/2	15,057	14,320	737	211	1,413	231
	1 Jan. 1981	25	1 Jan. 2006	9 1/2	503,487	485,875	17,612	6,423	47,879	7,048
	1 Jan. 1982	25	1 Jan. 2007	9 1/2	213,907	209,154	4,753	2,487	20,583	2,729
	1 Jan. 1983	25	1 Jan. 2008	9 1/2	49,620	49,094	526	526	4,826	577
	1 Jan. 1984	25	1 Jan. 2009	9 1/2	1,679	1,679	-	-	24	18
Newfoundland Municipal Financing Corporation:										
Avalon Arena	3 May 1978	20	3 May 1998	10 7/8	200,000	172,918	27,082	5,469	19,255	6,080
1981 Street Paving Program	15 Apr. 1982	10	15 Apr. 1992	17.025	1,000,000	750,000	250,000	100,000	140,456	100,000
1982 Street Paving Program	28 Nov. 1983	10	16 Nov. 1993	13 1/2	1,000,000	948,175	51,825	51,825	131,459	59,058
Newfoundland and Labrador Housing Corportion:										
Mundy Pond Land Assembly	1 Jan. 1981	15	1 Jan. 1996	7	1,147,758	1,002,125	145,633	-	-	55,618
Royal Bank of Canada:										
St. John's Transportation Commission	Jul. 1977		Sep. 1985	Prime + 1	438,483	38,138	400,345	54,000	8,286	38,138
St. John's Transportation Commission	Sep. 1979		Aug. 1987	Prime + 1	954,966	314,966	640,000	120,000	47,697	120,000
St. John's Transportation Commission	Dec. 1982		May 1989	Prime + 1	497,113	365,113	132,000	66,000	50,642	81,862
St. John's Boys' and Girls' Club	1 Nov. 1981	10	1 Nov. 1991	17	250,000	210,491	39,509	15,283	38,381	17,881
					$15,431,622	$12,624,644	$2,806,978	$601,982	$1,286,914	$686,547

See accompanying notes

CITY OF ST. JOHN'S

URBAN LIVING NON-PROFIT HOUSING

SCHEDULE OF MORTGAGES

31 DECEMBER 1984

Schedule 3

	Interest Adjustment Date	Terms in Years	Date of Maturity	Interest Rate	Authorized Mortgage	Amount Drawn	Amount Outstanding	Amount Repaid	1984 Debt Charges Principal	1984 Debt Charges Interest	Current Portion Due in 1985
Canada Perwanent:											
Forest Road	1 Jan. 1983	5	1 Jan. 1988	14 3/4%	$ 1,647,890	$ 1,647,890	$ 1,634,249	$13,641	$ 3,327	$ 234,186	$ 1,836
Cuckholde Cove Road	1 Apr. 1983	5	1 Apr. 1988	13 1/4	804,200	804,200	799,670	4,530	1,654	103,244	1,880
Infill 1982	1 Jul. 1983	5	1 Jul. 1988	13	651,550	651,550	647,859	3,691	1,680	81,865	1,574
Rawlins Cross	1 Dec. 1983	5	1 Dec. 1988	12 1/2	1,266,096	1,266,096	1,263,282	2,814	2,814	153,850	2,849
Hamilton Avenue	1 Feb. 1984	5	1 Feb. 1989	12 1/2	3,795,770	3,795,770	3,781,929	13,841	13,841	415,655	8,915
Fahey's Row-Infill 1983	1 May 1984	5	1 May 1989	13 3/4	978,059	978,059	973,779	4,280	4,280	83,662	2,066
Alexander Street	1 June 1984	5	1 June 1989	14 1/2	1,944,000	1,944,000	1,938,799	5,201	5,201	155,440	2,980
					$11,087,565	$11,087,565	$11,039,567	$47,998	$32,797	$1,227,902	$24,100

See accompanying notes

CITY OF ST. JOHN'S

Schedule 4

SCHEDULE OF INVESTMENT IN CAPITAL FUND ASSETS

31 DECEMBER 1984

Balance 1 January 1984		$44,996,963
Add:	Contributions from Revenue Fund:	
	Capital expenditure out of revenue	290,280
	Loans repaid	258,919
	Contribution for 1984 Capital Works Program	1,697,780
	Contribution from Sinking Fund for debentures	1,747,000
	Interest on assessments	180,392
	Net assessments raised	69,370
	Transfer from contributed surplus for 1983 Capital Works Program	93,050
	Miscellaneous	388
		49,334,142
Deduct:	Amortization of investment in rental housing projects	5,315
	Contribution to Revenue Fund on account of collections on water and sewer and street improvements	109,457
	Increase in allowance for doubtful accounts	155,414
	Proceeds from disposal of fixed assets	51,816
Balance 31 December 1984		$49,012,140

See accompanying notes

SCHEDULE OF CONTRIBUTED SURPLUS

Schedule 5

31 DECEMBER 1984

Balance 1 January 1984		$18,214,630
Add:	Contributions-Government of Canada:	
	Harbourside Park	19,105
	Hillview Drive	12,665
	Contributions-Government of Newfoundland:	
	Higgins Line	66,783
	Torbay Road	1,872,273
	Recreation	31,000
	Contributions-Terra Transport:	
	Hillview Drive	789
	Bowring Park	10,000
	Deposit in lieu of providing open space	66,406
	Contributions-Other:	
	St. John's Rotary Club	5,000
	St. John's Regatta Committee	8,000
	Bronfman Foundation	5,000
	St. John's Ladies Softball League	7,500
		20,319,151
Deduct:	Contributions allocated for 1983 Capital Works Program	93,050
Balance 31 December 1984		$20,226,101

See accompanying notes

CITY OF ST. JOHN'S

Schedule 6

URBAN LIVING NON-PROFIT HOUSING

SCHEDULE OF INVESTMENT IN CAPITAL ASSETS

31 DECEMBER 1984

Balance 1 January 1984	$20,389
Add: Mortgage principal repayments	32,797
Capital expenditure out of revenue	6,850
Balance 31 December 1984	$60,036

See accompanying notes

CITY OF ST. JOHN'S

URBAN LIVING NON-PROFIT HOUSING

SCHEDULE OF REPLACEMENT RESERVES

31 DECEMBER 1984

Schedule 7

	Forest Road	Cuckholds Cove	Infill 1982	Rawlins Cross	Hamilton Avenue	Fahey's Row Infill 1983	Alexander Street	Carnell Street	Total
Balance 1 January 1984	$14,540	$ 6,160	$ 2,750	$ 1,030	$ -	$ -	$ -	$ -	$ 24,480
1984 Contributions from operations	15,860	9,250	7,820	12,400	20,000	7,440	7,000	960	80,730
Interest earned	1,718	847	479	497	680	158	124	1	4,504
	32,118	16,257	11,049	13,927	20,680	7,598	7,124	961	109,714
1984 Withdrawals from fund	-	-	330	-	-	-	-	-	330
Balance 31 December 1984	$32,118	$16,257	$10,719	$13,927	$20,680	$7,598	$7,124	$961	$109,384
Represented by:									
Cash in bank	$ 5	$ 3	$ 3	$ 4	$ 7	$ 3	$ 3	$ 1	$ 29
Guaranteed investment certificates	32,113	16,254	10,716	13,923	20,673	7,595	7,121	960	109,355
	$32,118	$16,257	$10,719	$13,927	$20,680	$7,598	$7,124	$961	$109,384

See accompanying notes

CITY OF ST. JOHN'S

Schedule 8

SCHEDULE OF CAPITAL EXPENDITURE

FOR THE YEAR ENDED 31 DECEMBER 1984

Land:		
Expropriation, disturbances, street widening and improvements		$ 310,709
Buildings:		
Municipal Parks	$ 35,548	
Bowring Park	15,725	
Maintenance Depot	63,688	
Harry Mews Community Centre	886,771	
St. John's Memorial Stadium	101,782	
City Hall	35,103	1,138,617
Streets:		
Torbay Road Reconstruction	1,501,554	
Topsail Road Reconstruction	583,490	
Reconstruction, paving, resurfacing, curb, gutter and sidewalks	1,690,419	
Plans and study	238,820	
Retaining walls and steps	179,733	
Higgins Line Reconstruction	125,803	4,319,819
Water:		
Water mains and improvements		64,894
Sewerage:		
Storm and sanitary sewers		64,895
Parks:		
Harbourside Park/Gilbert Memorial	75,146	
Development of City parks and open spaces	112,296	187,442
Equipment:		
Operating Departments		733,467
		$6,819,843

See accompanying notes

CITY OF ST. JOHN'S

Schedule 9

SINKING FUND

SCHEDULE OF FUNDS AVAILABLE BY ISSUE

31 DECEMBER 1984

	Cash	Investments	Total
6% Bonds due 15 Feb. 1986	$ -	$ 226,000	$ 226,000
6 1/2% Bonds due 1 Sept. 1986	-	451,000	451,000
6 1/2% Bonds due 1 Apr. 1987	55	266,600	266,655
9 1/4% Bonds due 1 Dec. 1989	2,077	-	2,077
9 1/2% Bonds due 1 Jun. 1990	59	107,000	107,059
9 1/2% Bonds due 30 Dec. 1990	76	122,650	122,726
9% Bonds due 15 Jul. 1991	-	275,156	275,156
8 1/2% Bonds due 30 Jun. 1992	80	104,600	104,680
8 3/4% Bonds due 15 Aug. 1993	5,231	-	5,231
11 1/4% Bonds due 15 Oct. 1994	99	203,958	204,057
10 1/2% Bonds due 1 Dec. 1995	26	70,200	70,226
10 3/4% Bonds due 30 Jul. 1996	1,580	-	1,580
10 1/4% Bonds due 15 Jul. 1997	710	-	710
10 1/2% Bonds due 15 Aug. 1999	60	3,200	3,260
Floating Rate Bonds due 14 Nov. 1985	83	403,256	403,339
18% Bonds due 15 Sept. 1986	25	414,000	414,025
15 1/4% Bonds due 15 Oct. 1987	57	56,500	56,557
	$10,218	$2,704,120	$2,714,338

See accompanying notes

CITY OF ST. JOHN'S

Schedule 10

CURRENT ACCOUNT REVENUE BY SOURCE AND EXPENDITURE BY FUNCTION

FOR THE YEAR ENDED 31 DECEMBER 1984

			Per Capita based on 88,000 population
REVENUE			
Taxes	$28,237,162	57.45%	$320.88
Grants in lieu of taxes	2,356,213	4.79%	26.78
Services provided to other governments	433,779	.88%	4.93
Sales of goods and services	5,409,697	11.01%	61.47
Other revenue from own sources	2,399,242	4.88%	27.26
Conditional transfers from other governments	9,022,806	18.36%	102.53
Other transfers	1,294,835	2.63%	14.71
	$49,153,734	100.00%	$558.56
EXPENDITURE			
General government services	$ 5,829,729	11.86%	$ 66.25
Protective services	7,804,050	15.88%	88.68
Transportation services	11,571,767	23.54%	131.50
Environmental health services	6,730,766	13.69%	76.48
Environmental development services	798,498	1.63%	9.07
Recreation and cultural services	4,838,211	9.84%	54.98
Fiscal services	8,488,416	17.27%	96.46
Transfers to reserves and other funds	3,092,297	6.29%	35.14
	$49,153,734	100.00%	$558.56

See accompanying notes

CITY OF ST. JOHN'S

NOTES TO FINANCIAL STATEMENTS

31 DECEMBER 1984

Significant Accounting Policies

1. (a) The accounts of the City are maintained in accordance with fund accounting procedures. This system of accounts is followed in order to segregate the various operations of the City. These funds, as represented in the financial statements, are:

- Revenue Fund
- Capital and Loan Fund
- Sinking Fund
- Urban Living Non-Profit Housing

The City also owns and operates the St. John's Transportation Commission for which separate financial statements are prepared and reported upon by other auditors and have not been consolidated into the City's accounts.

(b) The basis of consolidation involves the combining of the Revenue Fund, Capital and Loan Fund, Sinking Fund and Non-Profit Housing Balance Sheets, and the elimination of interfund accounts.

(c) General fixed assets are recorded at cost with no depreciation provision. However, principal repayments on debt are charged as expenditure in the Statement of Revenue and Expenditure. Fixed assets are relieved at proceeds.

(d) Land subdivision development costs are recorded at net cost after application of proceeds from sales of land.

(e) Bond discount is being amortized over the terms of the various bond issues by way of charges in the Statement of Revenue and Expenditure.

(f) Investments in rental housing projects are recorded at cost less the annual principal repayment being charged to the project operations.

(g) Assessments for water and sewer installations and street improvements when accrued are recorded in the Capital and Loan Fund. Major assessments are recorded as contributions; ordinary assessments, when received, are recorded as revenue in the Statement of Revenue and Expenditure.

(h) The City does not record the value of lands and service installations in subdivisions vested in the City under The City of St. John's Act.

(i) Funds in the Statement of Changes in Capital Fund Financial Position and the Statement of Changes in Sinking Fund Financial Position are defined as cash, investments and receivables.

(j) Sinking funds established for the retirement of debentures are held and administered by Montreal Trust and accounted for in the City's records on a cash basis.

(k) Revenue and expenditure are recorded on an accrual basis except for a few minor items which are recorded on a cash basis.

Assets

2. The City contributed $1 million to the 1977 Canada Summer Games Society for purposes of constructing sports facilities. The Society has conveyed certain assets to the City which have a stated cost of $1,529,907. However, the City has recorded the value of the assets at $1,000,000.

3. The City has entered into agreements with developers for the sale of lands west of City Hall which are subject to development conditions.

4. The City received $1,869,000 under the Canada Mortgage and Housing Corporation Municipal Incentive Grant Program. The Province of Newfoundland has established guidelines for municipalities for expenditures of grants received. As at 31 December 1984 the City had paid $1,869,000 out of the funds.

Debt

5. The $5 million floating rate 5 year bonds of the City issued 14 November 1980 under Act No. 9 of 1978 are, at the option of the City, repayable on or after 14 November 1984 upon thirty days written notice by the City. This issue carries an interest rate set at 3/8 of 1% below the average prime rate of the Royal Bank of Canada with a maximum of 16% and a minimum of 10%.

The $5 million 18% 5 year bonds of the City issued 15 September 1981 under Act No. 9 of 1978 as amended are, at the option of the holder, extendable to 15 September 1991 subject to an election being filed on or before 15 June 1986.

6. A five year projection of the scheduled principal payments and retirements of the long-term debt of the City is as follows -

1985	$6,702,747
1986	6,592,921
1987	6,522,982
1988	1,310,999
1989	1,322,458

7. The City has not recorded interest accrued but not due on other long-term debt which amounts to $819,047. Of this amount $156,214 is recoverable from grants and cost-sharing agreements.

Accrued bond interest payable of $1,455,117 consists of $1,175,651 payable to bond holders and $279,466 payable to the Sinking Fund for interest accrued on bonds purchased for redemption by the Sinking Fund.

8. Advances - Provincial-Municipal Paving Program - $2,279,500 are loans from trust companies guaranteed by the Province of Newfoundland. These loans will be repaid within one year by the Newfoundland Municipal Financing Corporation for which the City will issue debentures.

Liabilities

9. The City received a loan of $200,000 on behalf of the Avalon Arena Association from the Newfoundland Municipal Financing Corporation on which the principal and interest are paid by annual grants from the Department of Municipal Affairs over a 20 year period which commenced 30 November 1978.

The City guaranteed principal and interest on bank loans of the Association which at 31 December 1984 amount to $700,000. The City holds a first mortgage on the land and building of the Association.

In 1984 the City paid $88,387 interest on the bank loan of the Association. By agreement, the total of such payments which amount to $856,282 at 31 December 1984 is receivable from the Association. However, this amount has been fully provided for in the allowance for doubtful accounts.

CITY OF ST. JOHN'S

NOTES TO FINANCIAL STATEMENTS

31 DECEMBER 1984

10. The pension fund of the City commenced 1 July 1973. Employees contribute 3.5% of the Canada Pension Plan yearly maximum pensionable earnings and 5% of the balance of earnings. The City contributes the balance of the cost to provide current service benefits and the full cost of past service liability. The City records as cost only the payments made into the fund.

The actuarial valuation as at 1 January 1984 established assets and liabilities of the fund at $14,445,899. Assets include unfunded liabilities for Indexing and Salary Assumptions totalling $1,475,580. The unfunded liabilities are recommended to be funded over various terms at an annual rate of $202,101. The current service requirement for the City is 178% of employee contributions.

The City has provided for funding of unfunded liabilities and the employees share of current service contributions.

11. The City has provided a plan whereby employees are credited sick leave at a rate of 18 to 24 days per annum and may have a total accumulation of 200 days. On termination of employment, employees are entitled to be paid the accumulated sick leave at the then current rate of annual pay. No provision has been made for the estimated liability of $5,260,000 at 31 December 1984. However, provision is made for sick leave used and also for lump sum payments for employees who terminate service.

Since January 1980, new employees are not paid sick leave accumulation but receive a retirement gratuity of one week's pay per year of service upon retirement. No provision has been made for the estimated liability of $170,900 at 31 December 1984.

12. To the date of audit, 12 July 1985, the City has received notices of claims with an estimated liability of $940,680 which includes claims totalling $625,000 for land expropriated. Legal opinion indicates, except for claims for land expropriated, the City is not expected to incur any significant liability in respect of these claims.

Agreements

13. The City has an agreement with the St. John's Development Corporation dated November 1978 relating to the development of Atlantic Place which provided certain property tax concessions for a ten year period which commenced 1976. The City is seeking a judicial determination of the agreement.

14. The City has an agreement with the St. John's Heritage Foundation and Atlantic Leasing Limited, developers of the Murray Premises, by which property taxes would be reduced for a six year period commencing 1980.

15. The City has agreements with Canada Mortgage and Housing Corporation and Newfoundland and Labrador Housing Corporation for a Land Assembly Project in the Mundy Pond Area. It is estimated that proceeds from sales of land will be sufficient to recover all costs. As at 31 December 1984 the net cost was $1,028,298.

16. The City has agreements with Canada Mortgage and Housing Corporation under the National Housing Act to construct and operate a number of units of Non-Profit Housing. Under these agreements Canada Mortgage and Housing Corporation may provide subsidies to reduce interest costs to as low as 2%. Construction costs to 31 December 1984 amount to $14,872,079. Mortgage financing is being provided by Canada Permanent Trust Company and Montreal Trust which hold first mortgages on the properties as well as chattel mortgages on the furniture. Certain clauses in the agreements stipulate that cash be set aside for a Subsidy Surplus Fund, a Replacement Reserve Fund and for Tenants' Security Deposits.

A five year projection of scheduled principal payments of the mortgages payable of the City's Urban Living-Non-Profit Housing Projects is as follows -

1985	$ 24,100
1986	27,412
1987	31,183
1988	4,330,617
1989	6,626,256

17. The City has agreements with the Province to pay grants to the City as a share of street paving and reconstruction programs by annual installments, including principal and interest, over 10 year periods as follows -

	Provincial Portion	Deferred Grant	1984 Payment
1973 - 74 Program	50%	$ -	$ 33,740
1975 - 76 Program	60%	70,389	40,557
Topsail Road Program	60%	512,073	131,682
1981 Program	60%	450,000	144,274
1982 Program	60%	568,905	109,970

The City and the Province have also entered into an agreement in respect of a 1983 program for street paving and reconstruction in the amount of $1,000,000 of which the Province will pay 60%. Interim financing on the project in the amount of $850,000 is being provided by Montreal Trust pending conversion in 1985 to a 10 year loan from the Newfoundland Municipal Financing Corporation.

The City has an agreement with the Province in respect of the 1984 program for street paving and reconstruction in the amount of $1,925,900 of which the Province will pay 60%. Interim financing on this project in the amount of $1,000,000 is being provided by Canada Permanent Trust which will be converted in 1985 to a 10 year loan from the Newfoundland Municipal Financing Corporation with an interest rate of 13 1/2%.

18. The City has an agreement with the Province covering the upgrading of certain roads in the boundary expansion area whereby the Province has agreed to contribute to the City $7,432,000 as follows -

Fiscal 1983 - 84	$ 932,000
Fiscal 1984 - 85	2,300,000
Fiscal 1985 - 86	2,300,000
Fiscal 1986 - 87	1,900,000

The City has an agreement with the Province covering the upgrading of Topsail Road in the amount of $474,100 of which the Province will pay 75%. Interim financing on the project in the amount of $429,500 is being provided by Canada Permanent Trust pending conversion in 1985 to a 10 year loan from the Newfoundland Municipal Financing Corporation.

The City has an agreement with the Province covering the upgrading of Higgins Line whereby the Province will pay 75% of the construction costs. The City will also be responsible for the acquisition of properties necessary for construction.

CITY OF ST. JOHN'S

NOTES TO FINANCIAL STATEMENTS

31 DECEMBER 1984

19. The City, through its agent, the St. John's Transportation Commission has participated in the Urban Transportation Assistance Program with the Minister of State for Urban Affairs, Canada and the Province of Newfoundland.

Total expenditure on projects to 31 December 1984 amount to $4,092,342 of which Transport Canada has contributed $3,074,278, the Province $605,919 and the Commission $412,145.

Arising out of a federal audit of claims submitted, the Government of Canada has identified amounts subject to refund. This claim for refund has not been accepted by the Province or the City and is under correspondence between the Province and the Federal Government.

20. The Government of Newfoundland Municipal Revenue Grant is paid by the Province under the Municipal Grants Act. The grant is comprised of the General Assistance Grant based on population, road length and social assistance payments and the Tax Incentive Grant which is based on tax collections. Under the Act the City is required to pay to the Province from the grant the portion of the cost of the St. John's Fire Department attributable to the City.

21. The Province has proposed to the City that it take over certain regional sewer facilities located within the City and constructed by the Province. These facilities-Waterford Valley Relief Trunk Sewer valued at $304,737 and North East Trunk Sewer valued at $2,022,177 would be paid for by the City over a twenty-five year period commencing in 1985 by equal annual payments of $276,341. These assets and related liabilities have not been recorded in the accounts pending formal acceptance by the City.

22. Certain of the 1983 comparative figures have been reclassified to conform with the 1984 presentation.

ACCOUNTS

of the

ST. JOHN'S TRANSPORTATION COMMISSION

for the year ended 31 December, 1984

A MEMBER OF ARTHUR YOUNG INTERNATIONAL

Clarkson Gordon

Chartered Accountants
66 Kenmount Road
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St. John's, NFLD
Canada A1B 3P9
Telephone (709) 726-2840
Telex 016-3330

AUDITORS' REPORT

To the Members of the
St. John's Transportation Commission:

We have examined the balance sheet of the St. John's Transportation Commission as at December 31, 1984 and the statements of revenues and expenses, surplus and changes in financial position for the year then ended. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as we considered necessary in the circumstances.

In our opinion, these financial statements present fairly the financial position of the Commission as at December 31, 1984 and the results of its operations and the changes in its financial position for the year then ended in accordance with accounting principles as disclosed in note 1 applied on a basis consistent with that of the preceding year.

St. John's, Newfoundland,
May 15, 1985.

Clarkson Gordon
Chartered Accountants

ST. JOHN'S TRANSPORTATION COMMISSION

BALANCE SHEET

DECEMBER 31, 1984

ASSETS	1984	1983
Current:		
Cash	$ 355,814	$ 362,380
Accounts receivable	79,305	52,255
Parts, supplies and accessories, at cost	157,597	175,164
Prepaid expenses	24,530	28,345
Total current assets	617,246	618,144
Fixed, at cost (note 2):		
Cost	4,682,106	4,639,078
Less accumulated depreciation	(3,166,855)	(2,950,858)
	1,515,251	1,688,220
	$ 2,132,497	$ 2,306,364

LIABILITIES AND SURPLUS		
Current:		
Accounts payable and accrued liabilities	$ 342,659	$ 306,156
Current portion of long-term debt (note 3)	240,000	240,000
Current portion of employee benefits payable (note 4)	110,000	105,000
Total current liabilities	692,659	651,156
Long-term:		
Loans from the St. John's Municipal Council (note 3)	718,217	997,240
Less amount due within one year	(240,000)	(240,000)
	478,217	757,240
Employee benefits payable (note 4)	247,489	224,136
Total long-term liabilities	725,706	981,376
Surplus	714,132	673,832
	$ 2,132,497	$ 2,306,364

On Behalf of the Commission:

_____ Member

_____ Member

See accompanying notes

ST. JOHN'S TRANSPORTATION COMMISSION

STATEMENT OF SURPLUS

YEAR ENDED DECEMBER 31, 1984

	1984	1983
Surplus, beginning of year	$ 673,832	$ 409,716
Excess of expenses over revenues for the year	(264,603)	(93,934)
Municipal funding - debt retirement	240,000	240,000
- capital expenditures	64,903	118,050
Surplus, end of year	$ 714,132	$ 673,832

See accompanying notes

ST. JOHN'S TRANSPORTATION COMMISSION

STATEMENT OF REVENUES AND EXPENSES

YEAR ENDED DECEMBER 31, 1984

	1984	1983
Operating revenues:		
Passenger fares	$1,828,337	$1,680,248
Charters	156,369	156,482
Town of Mount Pearl	178,850	168,249
Advertising	90,667	49,343
Interest	28,348	19,963
Miscellaneous	11,691	23,218
	2,294,262	2,097,503
Operating expenses:		
Wages and related expenses	3,242,655	2,979,394
Bus maintenance and repairs	1,058,158	965,206
Occupancy expenses	141,589	123,655
Administrative and general	553,572	430,972
Depreciation	216,221	212,156
Interest - long-term debt	106,670	122,004
Cost of transit service	5,318,865	4,833,387
Net cost of transit service	3,024,603	2,735,884
Municipal funding - operations	2,760,000	2,641,950
Excess of expenses over revenues for the year	$ (264,603)	$ (93,934)

See accompanying notes

ST. JOHN'S TRANSPORTATION COMMISSION

STATEMENT OF CHANGES IN FINANCIAL POSITION

YEAR ENDED DECEMBER 31, 1984

	1984	1983
Working capital was provided by:		
Operations -		
Excess of expenses over revenues for the year	$(264,603)	$ (93,934)
Charges not resulting in an outlay of working capital:		
Depreciation	216,221	212,156
Loss on disposal of fixed assets	6	848
Working capital provided by (applied to) operations	(48,376)	119,070
Municipal funding - debt retirement	240,000	240,000
- capital expenditures	64,903	118,050
Proceeds on disposal of fixed assets		2,550
Increase in employee benefits payable, net of payments and amounts included in current liabilities	23,353	
Employee benefits reclassified as long-term		224,136
Total working capital provided	279,880	703,806
Working capital was applied to:		
Purchase of fixed assets -		
Financed under Urban Transportation Assistance Program (note 5)		
Cost	149,798	1,058,520
Less U.T.A.P. grant	(140,126)	(952,196)
	9,672	106,324
Other	33,586	28,960
	43,258	135,284
Less related loan from St. John's Municipal Council		(6,370)
	43,258	128,914
Long-term debt repaid or included in current liabilities	279,023	315,915
Total working capital applied	322,281	444,829
Decrease (increase) in working capital deficiency	(42,401)	258,977
Working capital deficiency, beginning of year	(33,012)	(291,989)
Working capital deficiency, end of year	$ (75,413)	$ (33,012)
Represented by:		
Current assets	$ 617,246	$ 618,144
Less current liabilities	692,659	651,156
	$ (75,413)	$ (33,012)

See accompanying notes

ST. JOHN'S TRANSPORTATION COMMISSION

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 1984

1. Summary of significant accounting policies

(a) Basis for financial statements -

The St. John's Transportation Commission is a body established and appointed by the St. John's Municipal Council under the provisions of the City of St. John's Act and has the sole responsibility of operating a bus service in St. John's and environs. These financial statements reflect the results of operations of the Commission and all of its assets and liabilities.

(b) Municipal funding -

Operating grants received from the St. John's Municipal Council are recorded as revenue. Amounts received from the Council for the funding of capital expenditures and debt retirement are recorded as contributions to surplus.

(c) Inventories -

Parts, supplies and accessories are valued at cost computed by the first-in, first-out (FIFO) method.

(d) Fixed assets and depreciation -

Fixed assets are recorded at cost less government grants related to their purchase.

Depreciation is provided by the methods and at the rates set out below which are expected to amortize the cost of fixed assets over their estimated useful lives:

	Rate	Method
Buses -		
Acquired 1976 and prior	15%	Straight-line
Acquired 1977 and after	10%	Straight-line
Buildings	5-10%	Declining balance
Other vehicles and equipment	20-30%	Declining balance
Land improvements	4%	Declining balance
Heavy equipment	15%	Straight-line

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2. Fixed assets

Details of fixed assets are as follows:

	Cost	Accumulated Depreciation	Net Book Value 1984	Net Book Value 1983
Buses	$2,952,176	$2,364,155	$ 588,021	$ 725,637
Bus equipment	119,084	95,189	23,895	29,870
Buildings	1,102,920	455,661	647,259	645,346
Office furniture and equipment	100,676	53,830	46,846	55,952
Garage equipment	234,704	151,878	82,826	103,298
Vehicles	9,976	8,006	1,970	2,814
Land improvements	58,988	38,136	20,852	21,721
	4,578,524	3,166,855	1,411,669	1,584,638
Land	103,582		103,582	103,582
	$4,682,106	$3,166,855	$1,515,251	$1,688,220

3. Long-term debt

The loans payable to the St. John's Municipal Council represent advances made by the Royal Bank of Canada to the St. John's Municipal Council for use by the Commission. The Commission has undertaken to make annual principal repayments as follows:

1985	$240,000
1986	240,000
1987	238,000

The loans bear interest at the bank's prime lending rate.

4. Employee benefits payable (vacation and sick pay)

Sick pay benefits accrue to employees at the rate of 12 sick days per year. Generally, employees can accumulate up to 30 days of sick pay benefits to be paid to them upon retirement, termination or illness. Any excess is paid out to the employees.

Vacation pay accrues to employees at rates between 4% to 12% of gross wages depending on the number of years of service.

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4. Employee benefits payable (vacation and sick pay) cont'd

The Commission charges operations with the amount of benefits accruing to employees in each year. The liability at December 31 is comprised of:

	1984	1983
Sick pay benefits	$265,405	$237,053
Vacation pay benefits	92,084	92,083
	357,489	329,136
Less portion of total liability estimated to be payable in the 1985 fiscal year	110,000	105,000
	$247,489	$224,136

5. Urban Transportation Assistance Program Grants

The amount shown as the Urban Transportation Assistance Program grant for 1984 consists of government contributions towards the cost of an extension to the administration building and garage and the purchase of new bus shelters.

The breakdown of the grant for 1984 according to project and source is as follows:

Project	Cost	U.T.A.P. Grant		Net Cost to Commission
		Government of Canada	Government of Newfoundland	
Building extension	$ 51,814	$ 41,451	$ 5,181	$ 5,182
Bus shelters	97,984	65,107	12,101	20,776
	$149,798	$106,558	$17,282	$25,958

The Urban Transportation Assistance Program finished in March, 1984. Since its inception the Commission has received $4,223,559 (including $123,840 above for 1984) in U.T.A.P. Grant funds which have been used for the purchase of buses, fareboxes, bus shelters and the building extension.

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6. Lease commitments

Under the terms of long-term operating leases on equipment, the Commission is required to make annual rental payments approximately as follows:

1985	$27,700
1986	7,200
1987	2,000

In addition, the Commission is required to make rental payments under a lease of tires until 1985, such payments being determined on the basis of tire usage. In 1984, rental payments under this lease aggregated approximately $62,000, (1983 - $53,000).

7. Comparative figures

Certain of the 1983 comparative figures have been restated to reflect the method of presentation adopted in 1984.